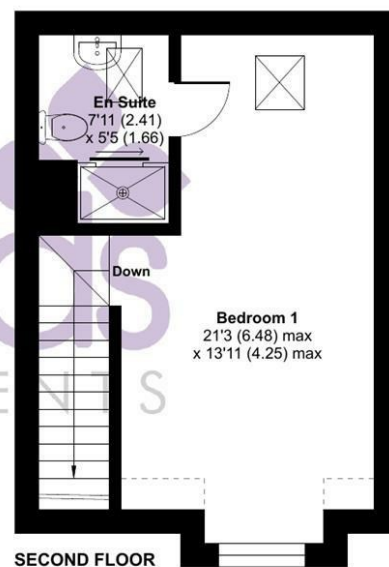
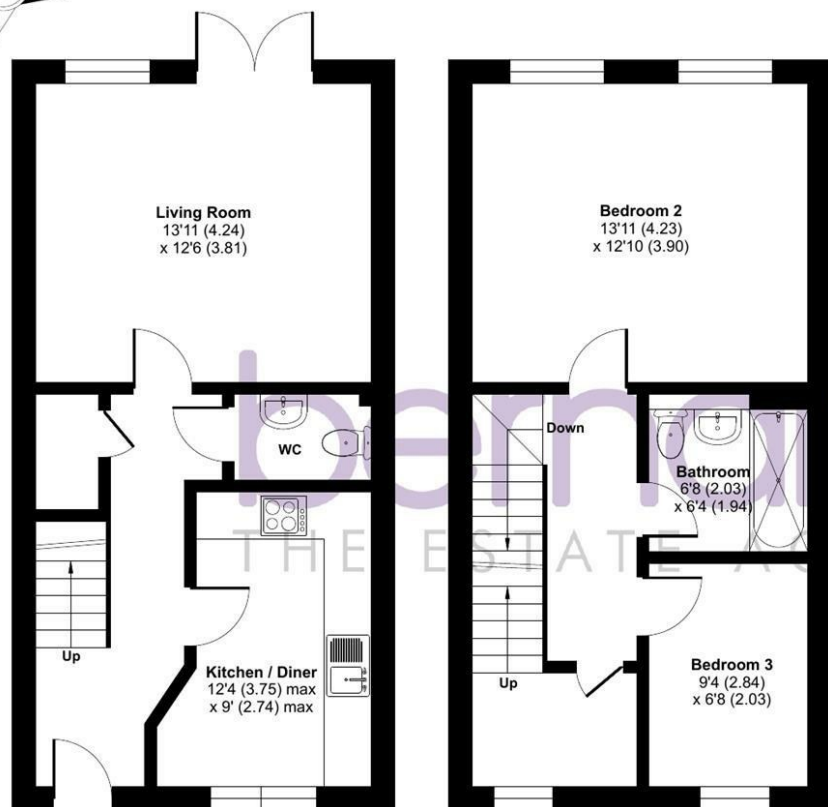




Solebay Way, Gosport, PO13

Approximate Area = 1104 sq ft / 102.5 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Total = 1112 sq ft / 103.2 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370543



Offers Over £270,000

Solebay Way, Gosport PO13 8NP



HIGHLIGHTS

- ❖ Terraced family home
- ❖ Bright living room and stylish kitchen/dining area
- ❖ Private rear garden ideal for entertaining
- ❖ Garage and driveway parking
- ❖ Well-proportioned bedrooms throughout
- ❖ Quiet residential location
- ❖ Close to schools, shops and amenities
- ❖ Convenient access to Fareham, Gosport and coastal route
- ❖ No onward chain

**** NO ONWARD CHAIN ** ** UNEXPECTEDLY RE AVAILABLE ****

Tucked away in a quiet residential location, this three-bedroom semi-detached home offers generous living space, a modern layout, and excellent practicality throughout. The property features a bright living room, a stylish kitchen/dining area perfect for family life, and three well-sized bedrooms. To the rear, a private garden provides the perfect space for entertaining or relaxing, while a driveway offer secure parking. With easy access to local

schools, shops, and transport links, this home is ideal for families or professionals seeking comfort and convenience in a great location.

97 High Street, Gosport, PO12 1DS
t: 02392 004660



Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
DOWNSTAIRS TOILET
KITCHEN / BREAKFAST ROOM
 12'3" max x 9'1" max (3.73m max x 2.77m max)
LOUNGE
 13'10" max x 12'6" max (4.22m max x 3.81m max)

FIRST FLOOR LANDING
BEDROOM TWO
 13'10" max x 12'9" max (4.22m max x 3.89m max)

BEDROOM THREE
 9'4" max x 6'8" max (2.84m max x 2.03m max)

BATHROOM
BEDROOM ONE
 21'2" max x 13'11" max (6.45m max x 4.24m max)

EN-SUITE
OUTSIDE
ALLOCATED PARKING

ENCLOSED REAR GARDEN
COUNCIL TAX BAND C

FREEHOLD & AGENTS NOTE
 We are informed by our seller there is a Community Infrastructure Levy of £17.85 per month.

ANTI MONEY LAUNDERING
 Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

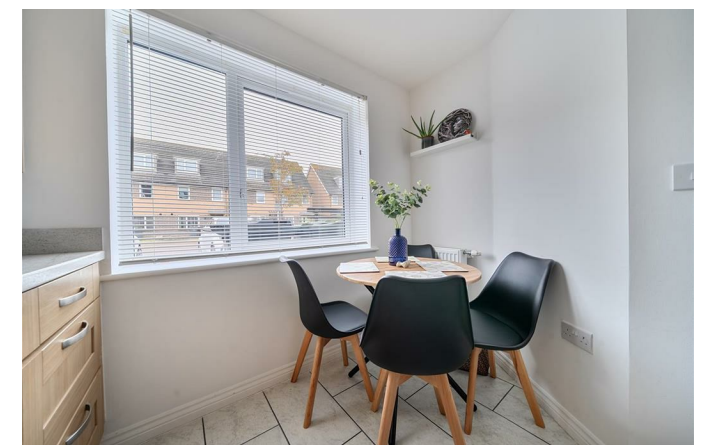
OFFER CHECK PROCEDURE
 If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVALS
 As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
 Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

BERNARD'S MORTGAGE & PROTECTION
 We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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